

024.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

731,900 / 731,900

USE VALUE:

731,900 / 731,900

ASSESSED:

731,900 / 731,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLTHARD CHRISTOPHER M
Owner 2:	GAYLE LORINDA L
Owner 3:	

Street 1: 61 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JONES PETER & -

Owner 2: CALLOWAY JESSICA E -

Street 1: 61 HENDERSON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,349 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4349		Sq. Ft.	Site		0	80.	1.27	1									440,376						440,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4349.000	290,900	600	440,400	731,900		16048
							GIS Ref
							GIS Ref
							Insp Date
							07/21/17

1 of 1 CARD ARLINGTON

 APPRAISED: 731,900 / 731,900
 USE VALUE: 731,900 / 731,900
 ASSESSED: 731,900 / 731,900

USER DEFINED

Prior Id # 1:	16048
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:31:07
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,900	600	4,349.	440,400	731,900	731,900	Year End Roll	12/18/2019
2019	101	FV	248,500	600	4,349.	467,900	717,000	717,000	Year End Roll	1/3/2019
2018	101	FV	239,900	0	4,349.	341,300	581,200	581,200	Year End Roll	12/20/2017
2017	101	FV	237,200	0	4,349.	297,300	534,500	534,500	Year End Roll	1/3/2017
2016	101	FV	237,200	0	4,349.	253,200	490,400	490,400	Year End	1/4/2016
2015	101	FV	225,600	0	4,349.	247,700	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	225,600	0	4,349.	203,700	429,300	429,300	Year End Roll	12/16/2013
2013	101	FV	225,600	0	4,349.	193,800	419,400	419,400		12/13/2012

Parcel ID 024.0-0005-0006.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES PETER &	70150-509		10/30/2017		780,000	No	No		
DELUCA THOMAS,	57232-371		8/1/2011		475,000	No	No		
LAUZIERE HENRY	56535-131		2/28/2011	Estate/Div	287,500	No	No	N	
	10103-26		8/20/1962			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	900	Porch	40,189	C				ADD 2 BATHS/SIDING
3/29/2011	195	Redo Kit	60,000					
3/10/2011	137	Demoliti	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2018	SQ Returned	MM	Mary M
7/21/2017	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
11/1/2011	MLS	EMK	Ellen K
5/15/2009	Measured	189	PATRIOT
1/17/2000	Inspected	277	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Good														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable																		
Roof Cover: 1	- Asphalt Shgl																		
Color: GRAY																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C	- Average			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1											
Year Blt: 1900	Eff Yr Blt:			A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
Alt LUC:	Alt %:			Fpl:	Rating:			Other											
Jurisdct: G12	Fact: .			WSFlue:	Rating:			Upper											
Const Mod:				CONDOS INFORMATION				Lvl 2											
Lump Sum Adj:				Floor:				Lvl 1											
INTERIOR INFORMATION				DEPRECIATION				Lower											
Avg Ht/FL: STD	Phys Cond: VG - Very Good 4.6 %			Location:				Totals				RMS: 7	BRs: 3	Baths: 1	HB: 1				
Prim Int Wall: 2	- Plaster			Total Units:															
Sec Int Wall:				Floor:															
Partition: T	- Typical			% Own:															
Prim Floors: 3	- Hardwood			Name:															
Sec Floors:				REMODELING															
Bsmnt Flr: 12	- Concrete			RES BREAKDOWN															
Subfloor:				Exterior:															
Bsmnt Gar:				Interior:								1	7	3	M				
Electric: 3	- Typical			Additions:															
Insulation: 2	- Typical			Kitchen:															
Int vs Ext: S				Baths:															
Heat Fuel: 1	- Oil			Plumbing:															
Heat Type: 3	- Forced H/W			Electric:															
# Heat Sys: 2				Heating:															
% Heated: 100				General:															
Solar HW: NO	Central Vac: NO			CALC SUMMARY				COMPARABLE SALES				SUB AREA							
% Com Wall	% Sprinkled:			Basic \$ / SQ: 125.00				Rate Parcel ID Typ Date Sale Price				Code Description Area - SQ Rate - AV Undepr Value							
				Size Adj.: 1.35000002								FFL	First Floor	760	167,050	126,955			
				Const Adj.: 0.98990101								BMT	Basement	480	66,400	31,872			
				Adj \$ / SQ: 167.046								TQS	3/4 Story	360	167,050	60,136			
				Other Features: 80978								WDK	Deck	144	12,810	1,845			
				Grade Factor: 1.00								OPP	Open Porch	90	34,480	3,103			
				NBHD Inf: 1.00000000								Net Sketched Area: 1,834 Total: 223,911							
				NBHD Mod:								Size Ad	1120	Gross Are	1954	FinArea	1360		
				LUC Factor: 1.00															
				Adj Total: 304890															
				Depreciation: 14025															
				Depreciated Total: 290865															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 024.0-0005-0006.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	10X12	A	AV	2014	5.38	T	5	101			600		600		
More: N				Total Yard Items: 600				Total Special Features:				Total: 600				AssessPro Patriot Properties, Inc			